

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

December 6, 2011

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, L. Spataro, D. Mayville, S. Kroes

MEMBERS ABSENT: S. Radtke; L. Wood, excused; K. Panozzo, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: K. Zimmerman, Community Encompass

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of November 1, 2011 was made by L. Spataro, supported by S. Kroes and unanimously approved.

NEW BUSINESS

Case 2011-16 – 1347 Fourth Street. Applicant: Community Encompass. District: Campus. Current Function: Residential. The applicant is seeking approval to replace the wood siding and windows with vinyl siding and windows through the State of Michigan lead abatement program.

K. Zimmerman worked for Community Encompass, who was the coordinator assisting this family with home improvements. They had already put on a new roof and now wanted to replace the siding and windows due to lead paint issues. In addition, some of the wood window frames were in poor shape. She stated that, due to the large size of the house, it would be very difficult for the family to maintain the exterior if it were just painted. J. Hilt asked if there would be a change in the windows. K. Zimmerman stated that they would retain the same window openings. L. Spataro stated that there were now several contractors in town who had received training in wood window refurbishing, and he suggested that they get a price quote on repairing the wood windows rather than replacing them with vinyl. He also stated that this house had several unique architectural features that should be retained. He asked how they would accomplish that. K. Zimmerman stated that they wished to retain those features also, and would paint those items, not side over them. She stated that she was willing to get a price quote to repair/refurbish the wood windows, to see if it was feasible.

A motion that the HDC approve the request to 1) replace the wood siding with vinyl through the State of Michigan lead abatement program as long as any necessary permits are obtained and all architectural features on the home are retained, and 2) to approve the replacement of wood windows with vinyl windows only if the estimate for wood window repair is cost-prohibitive, was made by L. Spataro, supported by S. Kroes and unanimously approved. K. Zimmerman stated that she would get the window repair estimates. Staff will provide her with a list of the contractors qualified to do those types of repairs, and staff will review the estimates once K. Zimmerman turns them in.

OLD BUSINESS

None

OTHER

January 2012 meeting – Because the next scheduled HDC meeting falls on January 3, which is the day after an extended holiday period, staff and board members agreed to move the meeting to January 10, with D. Mayville being excused.

There being no further business, the meeting was adjourned at 4:13 p.m.